Henry J Lyons

May 2026

CLONGRIFFIN WIDER LANDS

LRD SUBMISSION

MASTERPLAN FRAMEWORK REPORT

LDA
Ghníomhaireacht Forbartha Talún
Land Development Agency

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LDA

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Clongriffin Town

The Clongriffin area, situated on the northern fringe of Dublin, presents a unique opportunity for a thoughtfully planned urban development that seamlessly integrates residential, commercial, and recreational spaces. Commissioned by the Land Development Agency, the Clongriffin Development Framework sets forth a vision for a mixed-use residential development on a designated site within Clongriffin, with the aim of creating a vibrant, sustainable, and inclusive community that serves a diverse population.

This Development Framework is designed to guide the development process in alignment with both local and regional planning objectives. By leveraging Clongriffin's strategic location, existing infrastructure, and natural surroundings, this Development Framework aims to establish a dynamic urban environment that meets the needs of residents, businesses, and visitors alike. The development will integrate high-quality housing, community amenities, green spaces and retail to foster a sense of place and identity, enhancing the quality of life for all stakeholders.



Henry J Lyons

1.0 Introduction

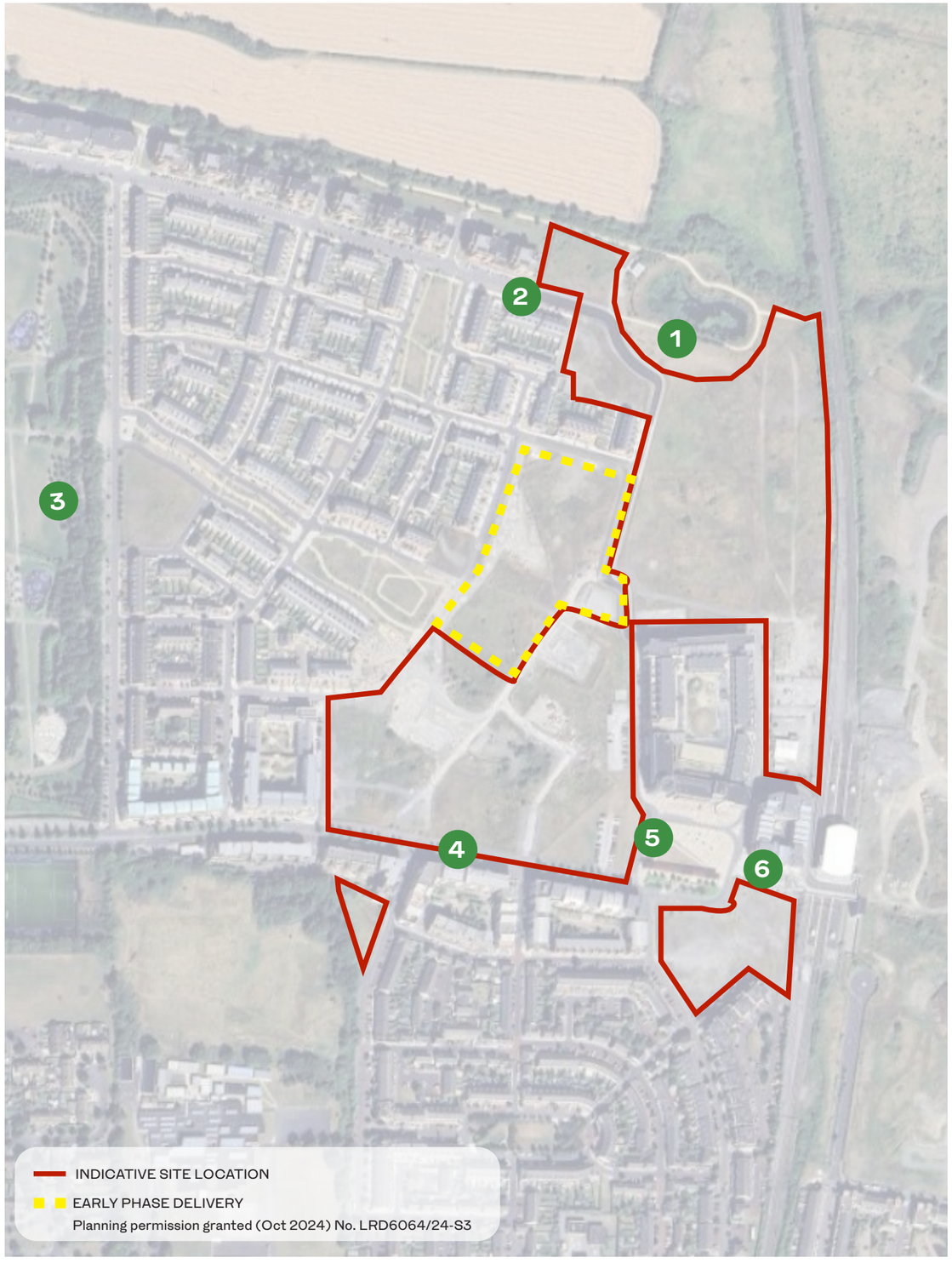
1.2 Site Analysis



1 Attenuation Pond



2 View from Marrsfield Av. looking West





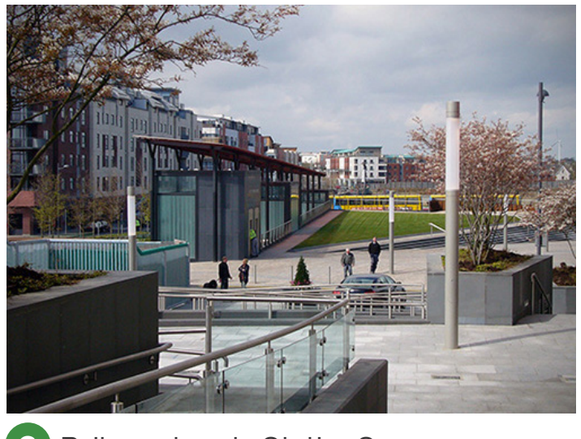
3 Father Collins Park



4 View from Main street looking West



5 Station Square looking East



6 Railway steps to Station Square

2.0 Framework Development

2.1 Framework Vision

Delivering new Affordable, cost rental and Social **Homes**

Creation of new public **Open spaces** and communal amenities, including parks, plazas, walk & cycle ways

Provision of **bicycle spaces** in safe and secure location

Prioritizing **Sustainability** and fostering **Biodiversity** enhancement

Addition of new **Retail** units enriching the local community

Mobility Enhancement: new bus routes, car parking, and cycle lanes for improved connectivity

Framework Objectives:

- **Develop an affordable, compact, and sustainable community** that is resilient and adaptive to climate change, fostering long-term environmental and economic sustainability.
- **Create a vibrant, mixed-use neighbourhood** that is inclusive, diverse, accessible, permeable, and safe, promoting a high quality of life for all residents.
- **Provide attractive, well-designed, and high-quality homes** that are liveable and accessible, ensuring a mix of secure, affordable rental options and homes for sale to support future residents.

Design Principles:

- **Connectivity and Mobility**
- **Sustainability**
- **Green and Blue Infrastructure**
- **Landscape and Open Space**
- **Biodiversity, Built Context, and Heritage**
- **Public Realm**
- **Built Form and Design**
- **Urban Centre**
- **Community Facilities**
- **Services, Infrastructure, and Energy**



3.0 Framework Strategy

3.1 Planning Policy

Clongriffin lies approximately 9km to the northeast of Dublin City Centre adjacent to the City Council's boundary with Fingal County Council.

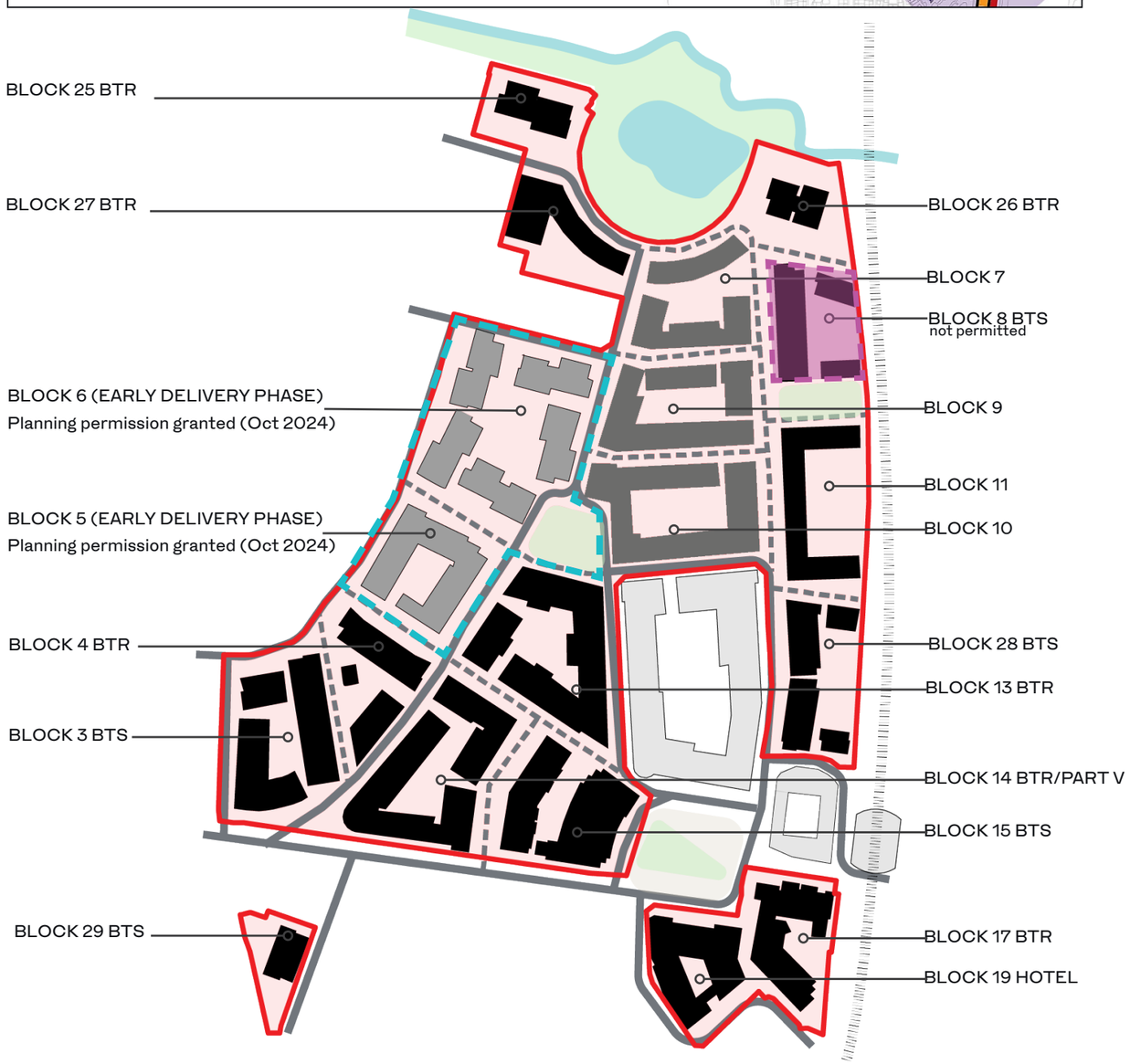
The LDA Lands are subject to **SDRA 1 – Clongriffin / Belmayne and Environs** which has an overall vision to 'facilitate a highly sustainable, mixed use neighbourhood, centred on key public transport interchanges, with a distinct identity and sense of place.'

**Please refer to Planning Report & Statement of Consistency prepared by BSM for full details of planning policy context.*

Previous scheme was prepared under the Build-to-Rent / Build-to-Sell regulations which resulted in the following:

- **Smaller Units:** Compact spaces maximise yields but can compromise comfort and livability.
- **Inflexibility**: Designs had limited adaptability options.
- **Minimal Outdoor Space:** Private outdoor areas are often small, relying heavily on shared spaces.
- **Not Family-Friendly:** Few provisions for families, such as child-friendly layouts or facilities.
- **Orientation Problems:** Poor natural light or ventilation in some units due to density optimisation.





Previous Permitted Developments

3.0 Framework Strategy

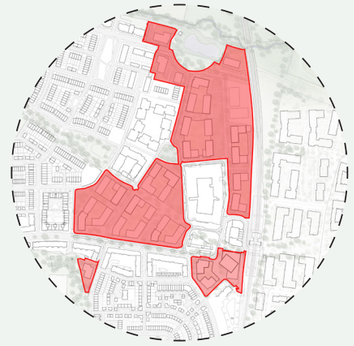
3.2 Planning Context

PREVIOUS MASTERPLAN CAPACITY SUMMARY

SUBJECT SITE

EXCLUDES EARLY DELIVERY PHASE

2,086*	11.02ha	189
Total Units	Site Area	Units Per Hectare

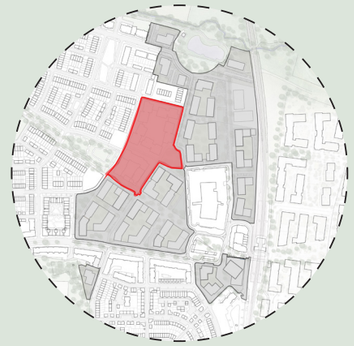


LDA PLANNING PERMISSION GRANTED (Oct 2024)

PLANNING APPROVED DEVELOPMENT

EARLY DELIVERY PHASE (blocks 5 &6)

408	2.21ha	184
Total Units	Site Area	Units Per Hectare

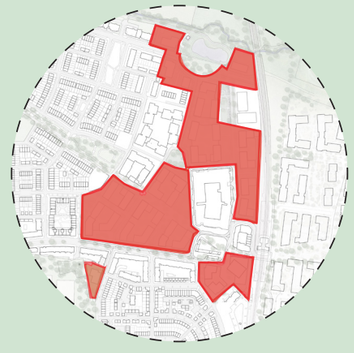


PROPOSED FRAMEWORK DEVELOPMENT PLAN

SUBJECT SITE

EXCLUDES Z15 LAND

1700+	10.08ha	170+
Total Units	Site Area	Units Per Hectare



3.0 Framework Strategy

3.2 Planning Context

BLOCKS 5 & 6 (EARLY PHASE DELIVERY)

Planning permission granted (Oct 2024) Application No. LRD6064/24-S3

The Land Development Agency (LDA) has secured planning permission for Blocks 5 and 6 in Clongriffin, the first phase of the framework delivering 408 cost-rental and social housing units (1-3 bedrooms). The blocks will include community and cultural spaces, a crèche, landscaped courtyards, a roof terrace, and a 1,433m² public park.

Construction on these homes commenced in the first quarter of 2025, with the initial units expected to be ready for occupation by late 2026. This development represents a significant milestone in the regeneration of the Clongriffin area.



CGI view from Clongriffin Road looking towards Grant Park



CGI view from corner of Market Street & Lake Street



CGI view from Grant Park

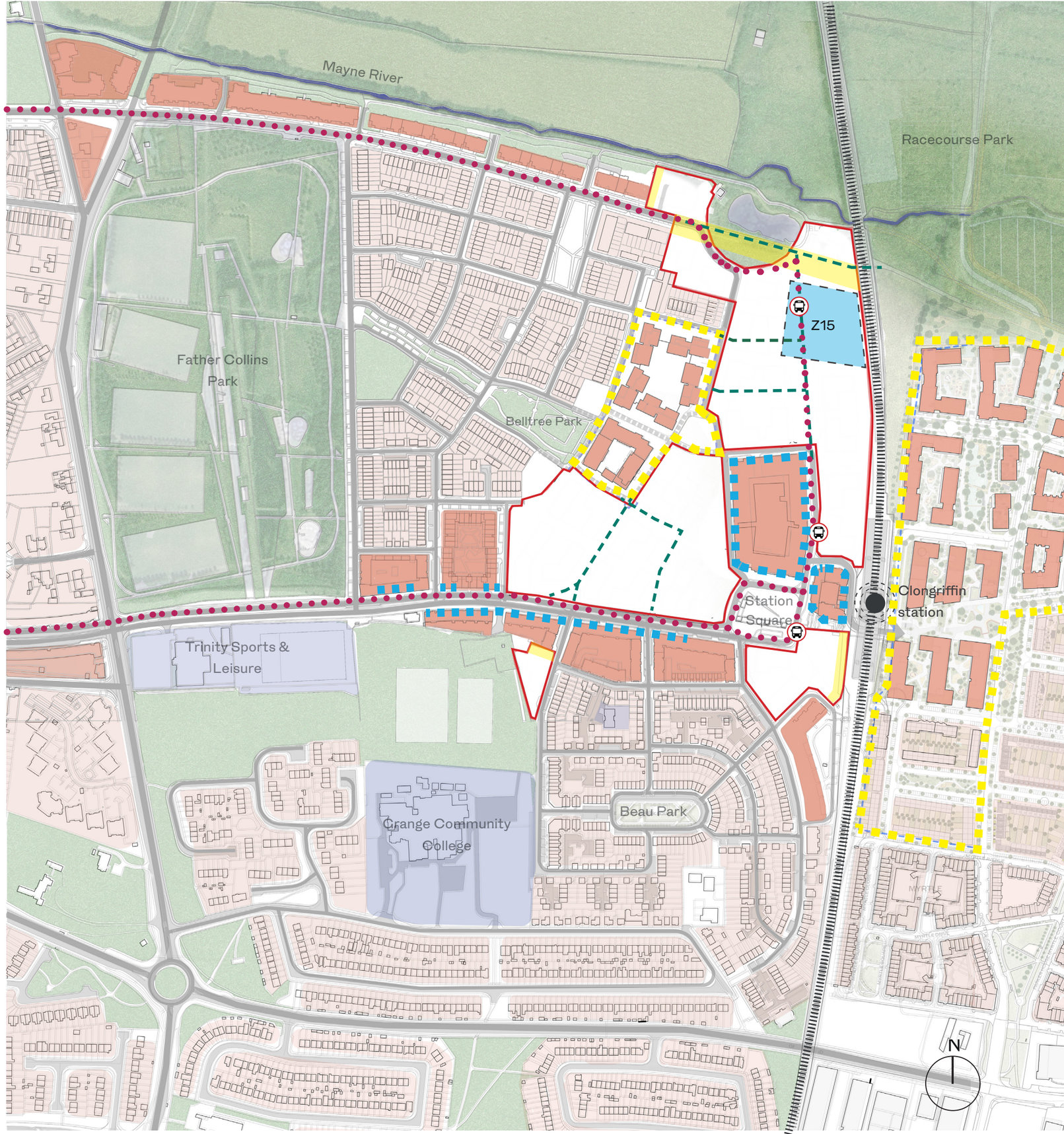
3.0 Framework Strategy

3.3 Clongriffin site constraints

The Clongriffin development faces several constraints requiring careful planning:

- **Infrastructure:** Roads, railways, and service routes limit flexibility and require integration to maintain connectivity.
- **Zoning:** Restrictions for community, education, and low-density areas necessitate strategic land use.
- **Utilities:** Wayleaves and neighbouring boundaries constrain expansion, requiring harmonious design.
- **Environment:** Proximity to parks and natural areas demands adherence to guidelines to preserve biodiversity.

Addressing these challenges is key to optimising the site layout and meeting regulatory requirements.



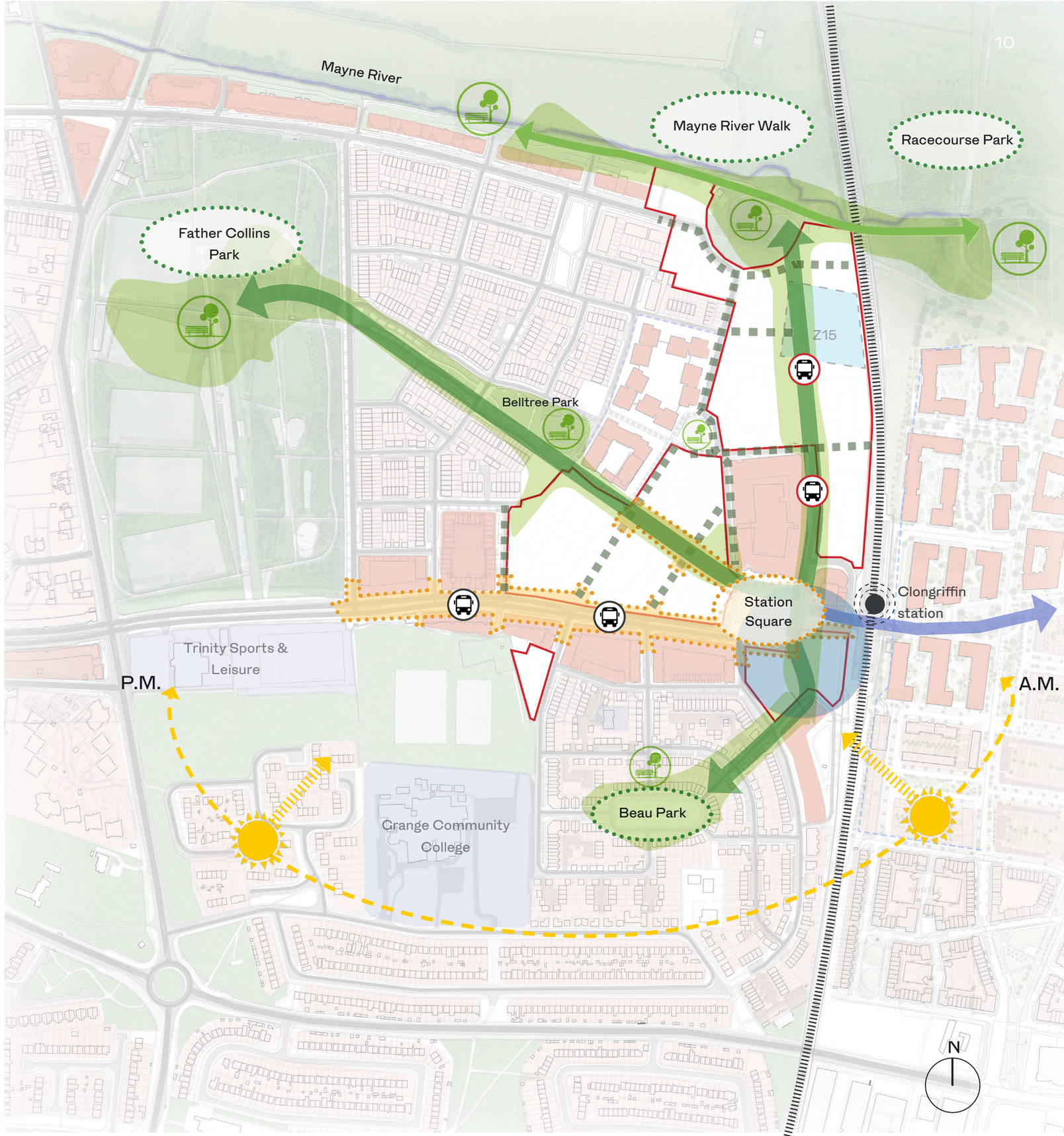
- Medium High density & Mixed Use
- Future Medium High density & Mixed Use
- Low density Residential
- Community & Education Use
- Z15 - Existing Zoned Community & Social
- Way leaves
- Existing services routes
- Proposed D3 bus route and stops
- Boundary line
- Existing roads ways
- Early stages roads ways
- Railway Line
- Existing Ground floor Vacancy
- Train Station

3.0 Framework Strategy

3.3 Clongriffin site opportunities

Analysis of the SDRA principles highlights opportunities to enhance Clongriffin's connectivity, liveability, and sustainability:

- **Green Links:** Create pedestrian and cycle routes connecting parks and amenities to encourage active lifestyles.
- **Urban Fabric:** Extend the residential street hierarchy for seamless integration and a cohesive community.
- **Key Spaces:** Develop a vibrant boulevard and urban village to boost economic activity and cultural engagement.
- **Transport:** Improve public transport to reduce car dependency and create an inclusive, dynamic environment.



Green Spaces
Pedestrian connection
Proposed Green Links
Proposed Residential Streets
Proposed Active Boulevard
Existing Public Parks
Existing Bus Route
Proposed Bus Route
Key urban village (as per SDRA)
Boundary line
Railway Line
Train Station

LDA

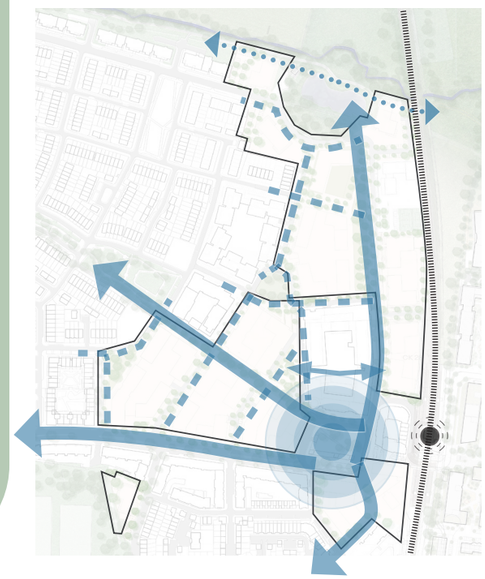
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3.0 Framework Strategy

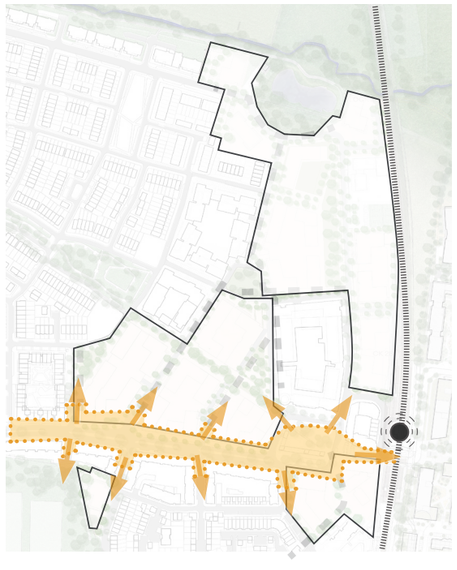
3.4 Clongriffin Urban Design Principles

Outlined below are the nine urban design principles that will guide the evolution of the Clongriffin Development Framework, aiming to foster a vibrant, well-connected community.

1 | Connectivity
The Clongriffin Development Framework is designed to integrate seamlessly with the existing urban landscape, enhancing connections to surrounding neighbourhoods and amenities.



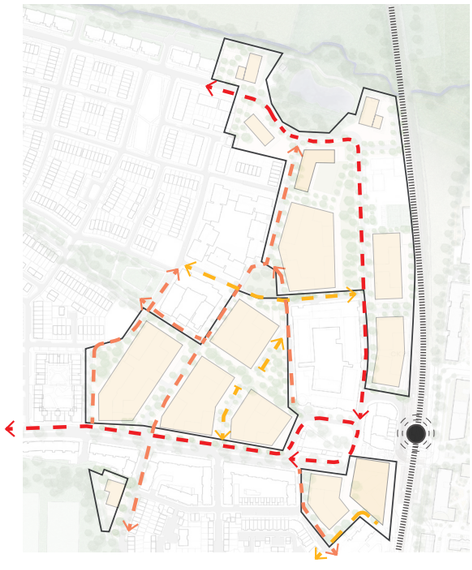
2 | Main Street Boulevard
The Development centres on a lively Main Street Boulevard with active ground-floor spaces and attractive landscaping to encourage social activity. Key gathering spots along the boulevard will create an inviting space for residents and visitors.



3 | Green Routes
Green routes will connect parks and other green spaces, focusing on pedestrian and cyclist safety. These shared pathways will merge the park with the town centre, bringing nature into urban life and promoting a healthier, active lifestyle.



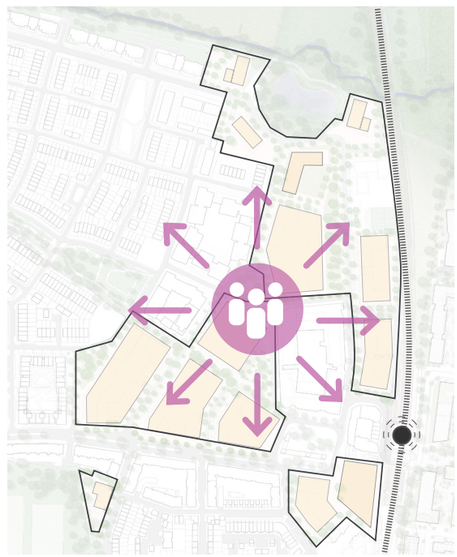
4 | Residential Streets
The Development Framework will implement a hierarchy of streets which will feature thoughtfully designed edges and buffer zones, along with multiple access points for residents and visitors, ensuring convenient access for everyone.



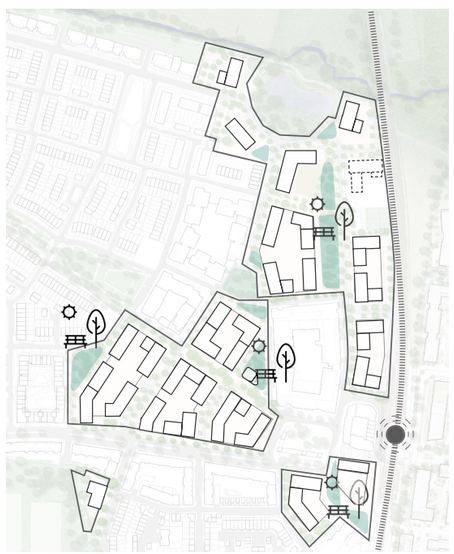
5 | Town Centre
The development's town centre will be a focal point for retail, commercial, and civic amenities, strengthening Clongriffin's identity as a dynamic and inclusive community.



6 | Community, Culture & the Arts
There is requirement to provide 5% of the total area as community space, This space can exist internally and / or externally in varying locations throughout the development creating community node points at opportune locations.



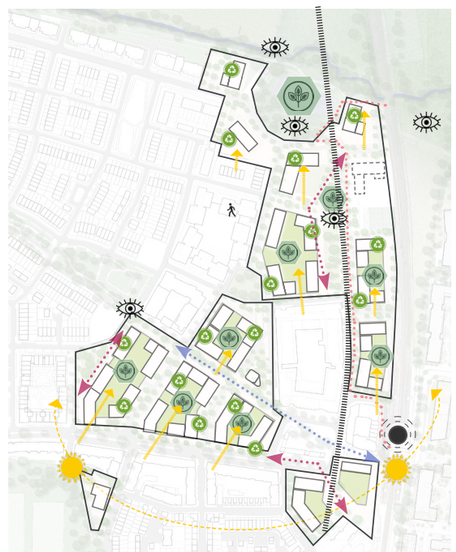
7 | Public Open Spaces
To enhance the livability of Clongriffin, green spaces will be strategically placed between residential buildings. These landscaped areas will offer residents a place for relaxation, recreation, and socialisation right outside their doorsteps.



8 | Private Courtyard Gardens
Within the residential blocks, semi-private courtyard gardens will provide a tranquil oasis for residents, offering a secure environment for leisure and social activities, enhancing the sense of community while providing a quiet retreat.



9 | Sustainability
The Clongriffin framework embeds sustainability in every aspect of its design, ensuring a holistic approach to creating a resilient and environmentally friendly community.



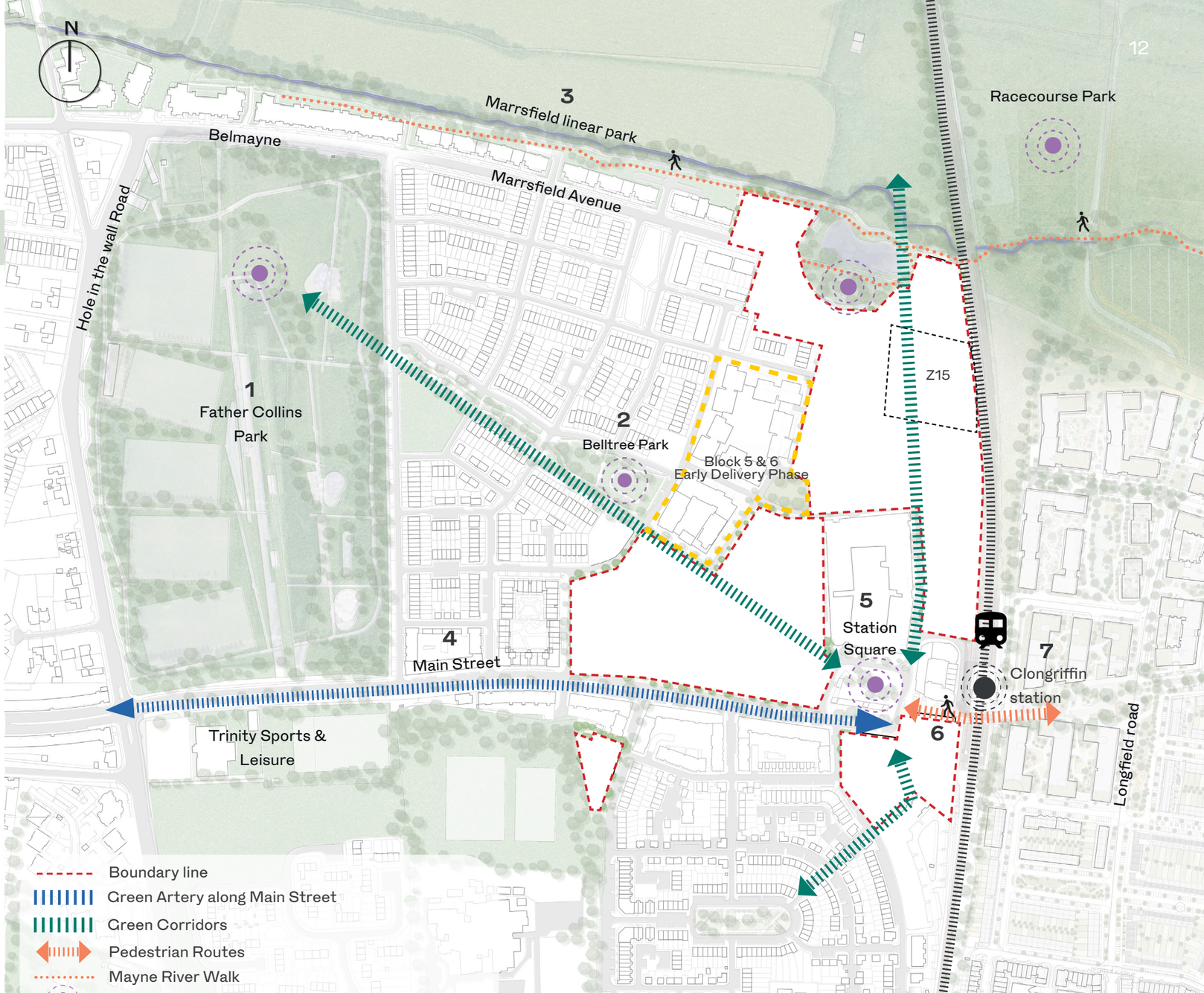
3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

1 I CONNECTIVITY

To improve connectivity within Clongriffin, key linkages will connect developments and amenities:

- **Station Square to Belltree Park:** A pedestrian and cycle route linking Station Square to local parks.
- **Station to Main Street:** A direct, accessible pathway for smooth transit.
- **Station Square to Racecourse Park:** A green corridor promoting walking, cycling, and biodiversity.
- **Public Realm Improvements:** Wider pavements, better lighting, and greenery for inviting spaces.
- **Unified Spaces:** Integration of Station Square, Main Street, and surroundings for a cohesive urban environment.





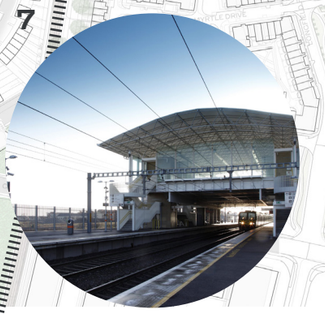












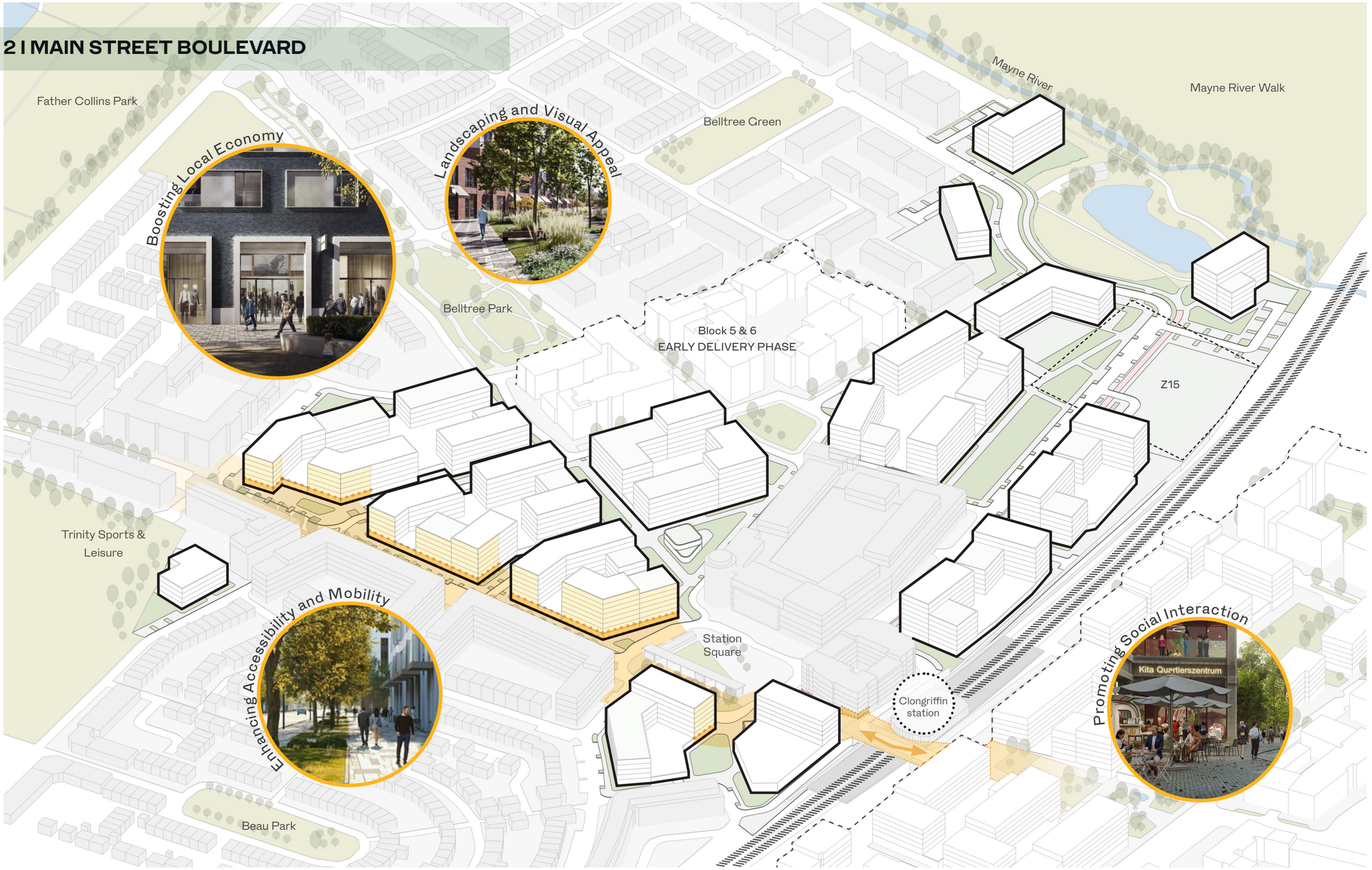
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3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

2 I MAIN STREET BOULEVARD



3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

3 I GREEN ROUTES

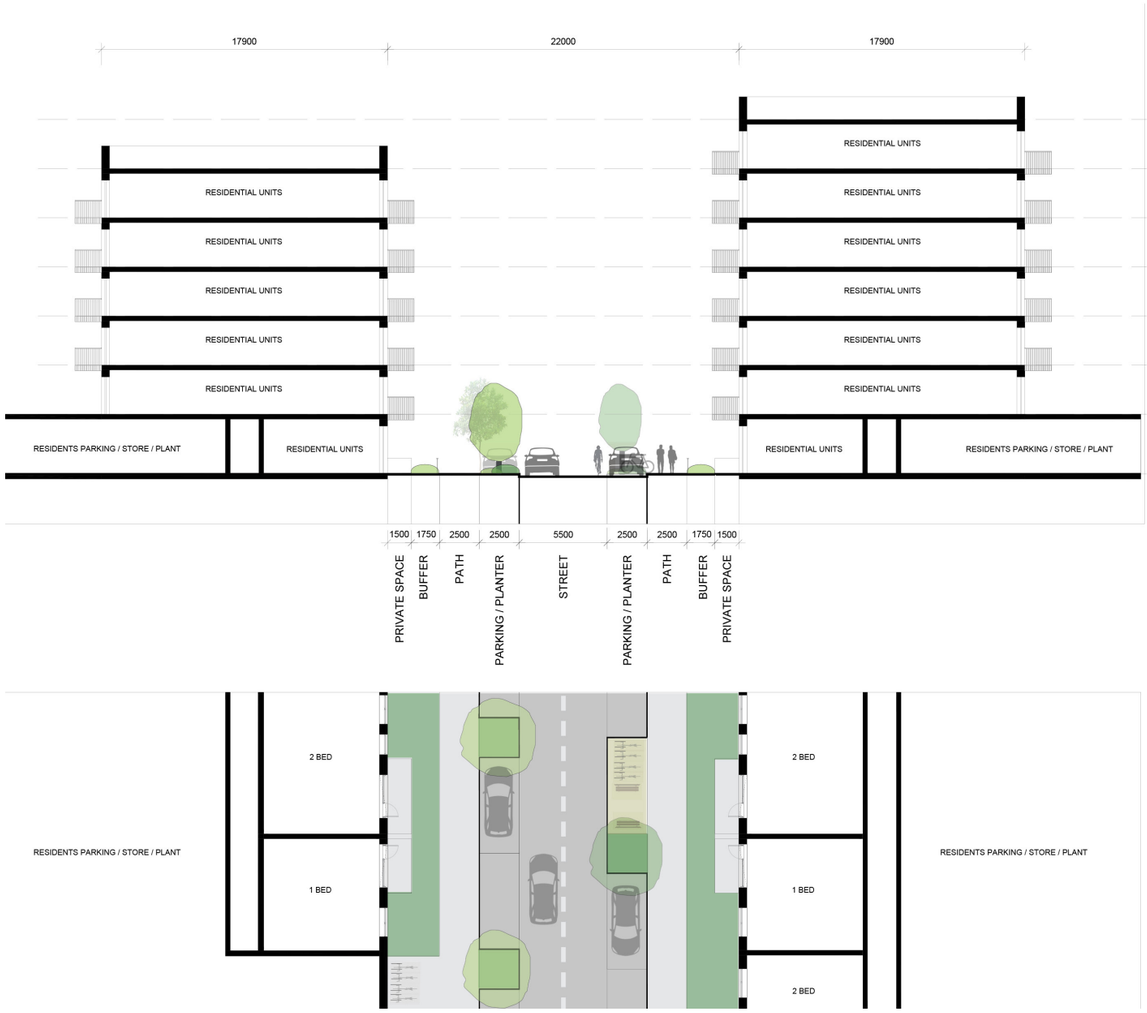


3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

3 I GREEN ROUTES

The design of the residential avenues creates a safe, friendly and well connected environment for pedestrians, cyclists and vehicle users alike. These will be pleasant streets that allow for community interaction whilst creating a well connected neighbourhood.





3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

4 I RESIDENTIAL STREETS

- **Street Hierarchy** will create a clear demarcation of public, semi-public and private spaces through landscaping, ground floor uses and material selection.
- **Well-Designed Internal Routes** within the residential blocks to facilitate easy navigation for pedestrians and cyclists.
- **Enhancing Public Spaces** and public realm by widening pavements, introducing green spaces and upgrading public amenities.
- **North-South Orientation** of the residential blocks to maximise natural light in the apartments, improving living conditions and providing more energy-efficient homes.



3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

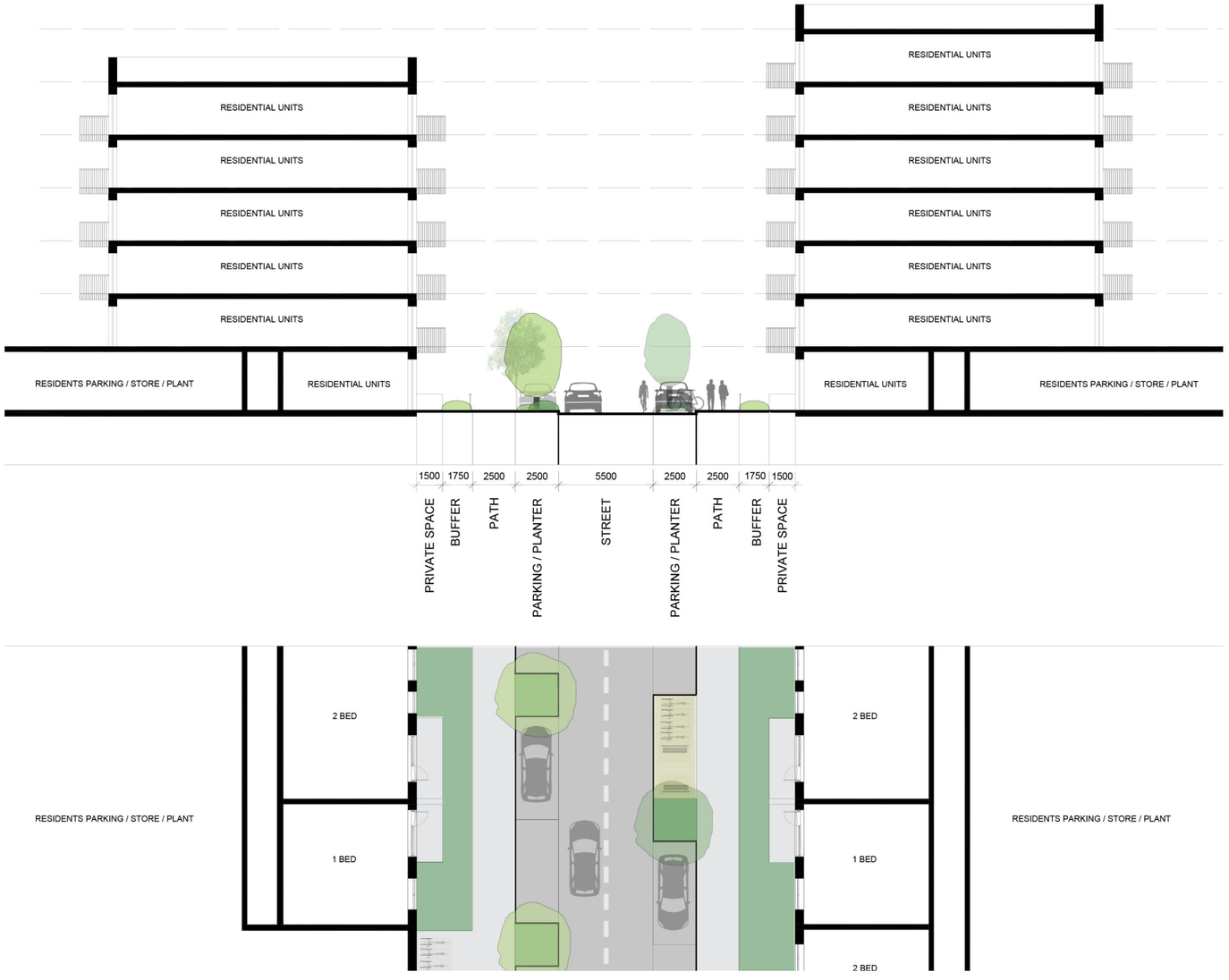
4 I RESIDENTIAL STREETS

The design of the residential avenues creates a safe, friendly and well connected environment for pedestrians, cyclists and vehicle users alike. These will be pleasant streets that allow for community interaction whilst creating a well connected neighbourhood.













3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

4 I RESIDENTIAL STREETS

Hierarchy of building frontage:

- **Primary Frontage:**

  Located on the busiest routes and commercial areas, featuring transparent frontages and active ground-floor uses.

- **Secondary Frontage:**

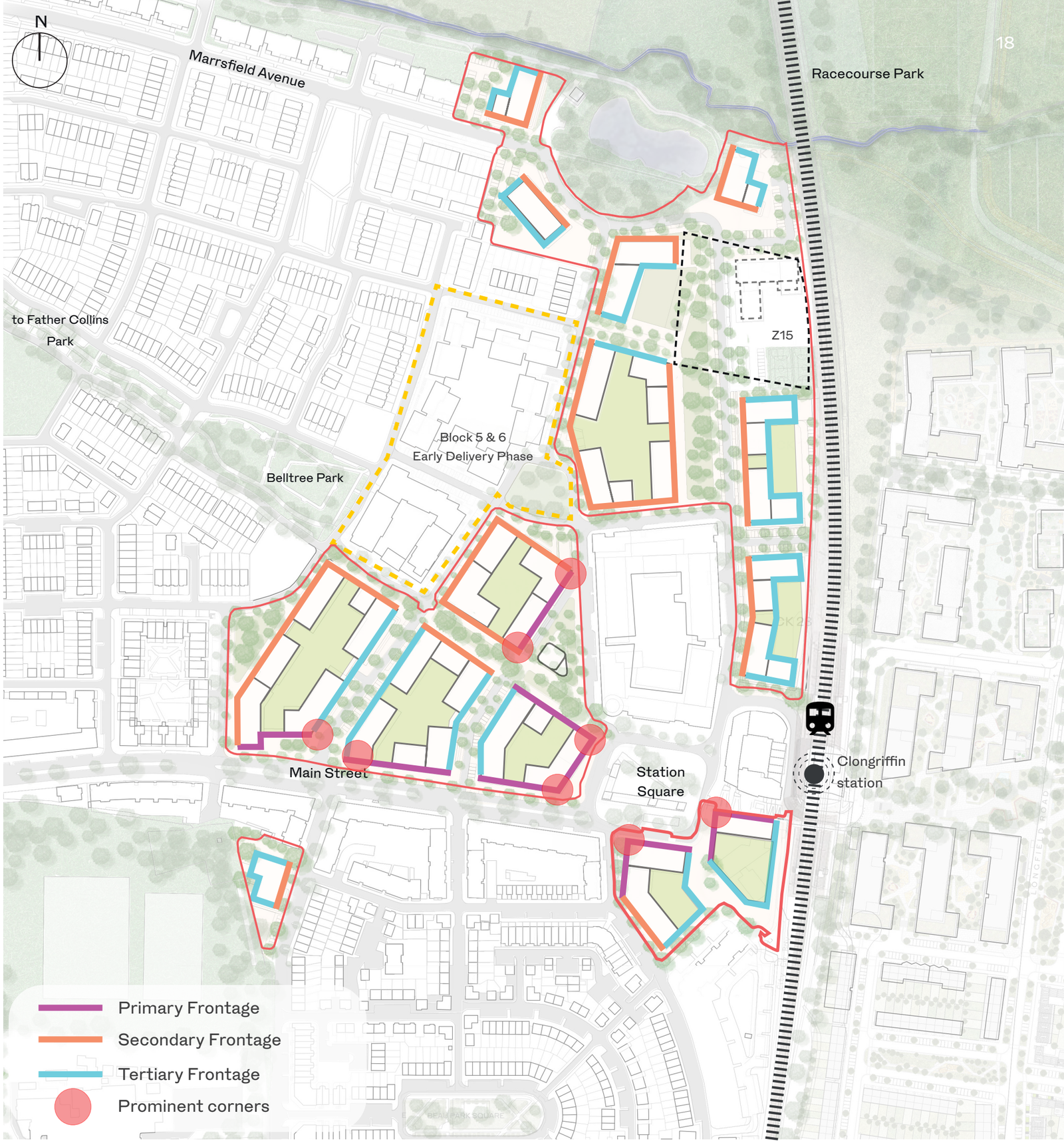
  Found on streets with lighter foot traffic, mixing residential and local services, balancing public and private spaces.

- **Tertiary Frontage:**

  Quieter residential areas with simpler façades and reduced transparency for privacy.

- **Prominent Corners:**

  Key intersections serving as landmarks and guiding movement through the neighbourhood.



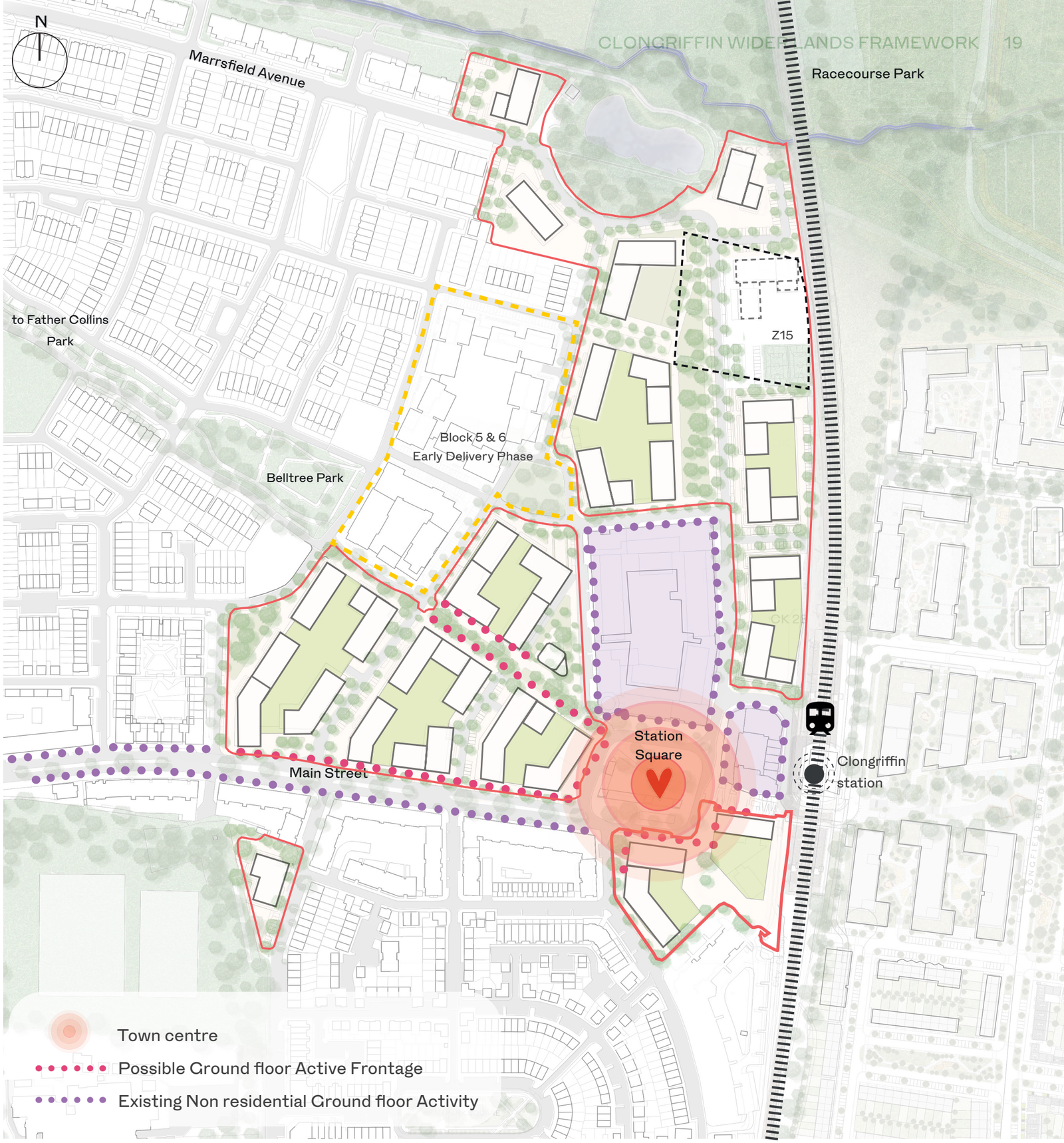
3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

5 I TOWN CENTRE

The ‘Town Centre’ proposal focuses on creating a vibrant, dynamic hub with a mix of retail, commercial, and civic amenities:

- **Strengthened Community Identity:** Consolidating amenities to foster a strong sense of place.
- **Economic Vitality:** Diverse uses attract visitors and support local businesses.
- **Cultural Engagement:** Improved access to cultural, educational, and recreational amenities.
- **Enhanced Public Realm:** A central square promotes social interaction and community events.
- **Adaptability:** Flexible design accommodates evolving community needs over time.



3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

6 I COMMUNITY, CULTURE AND THE ARTS

Community, Culture, and Arts Hub

A central space promoting social, cultural, and recreational engagement:

- **A vibrant focal point**, inclusive and adaptable to diverse needs.
- Aligned with the **Dublin City Council Toolkit** and the Clongriffin Framework.
- Facilities such as **community amenities (medical/ retail) meeting rooms, libraries, cultural spaces** will strengthen community ties
- **A community garden** would provide a creative meeting space, inspired by the success of the Bellmayne allotments opened in 2014.

The Community, Cultural and Arts requirements is set out by Policy CUO25 of the Dublin City Development Plan.











3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

7 | PUBLIC OPEN SPACES

The Clongriffin Development Framework integrates ground-level green spaces to create a vibrant, liveable community:

- **Parks and Playgrounds:** Strategically located to encourage recreation, activity, and social interaction.
- **Circulation Routes:** Pedestrian-friendly pathways connect key areas, improving accessibility and reducing car reliance.
- **Landscaped Buffers:** Natural barriers between public and residential spaces enhance privacy, air quality, and reduce noise.
- **Privacy and Safety:** Well-lit paths, clear sightlines, and thoughtful planting create a secure and welcoming environment.



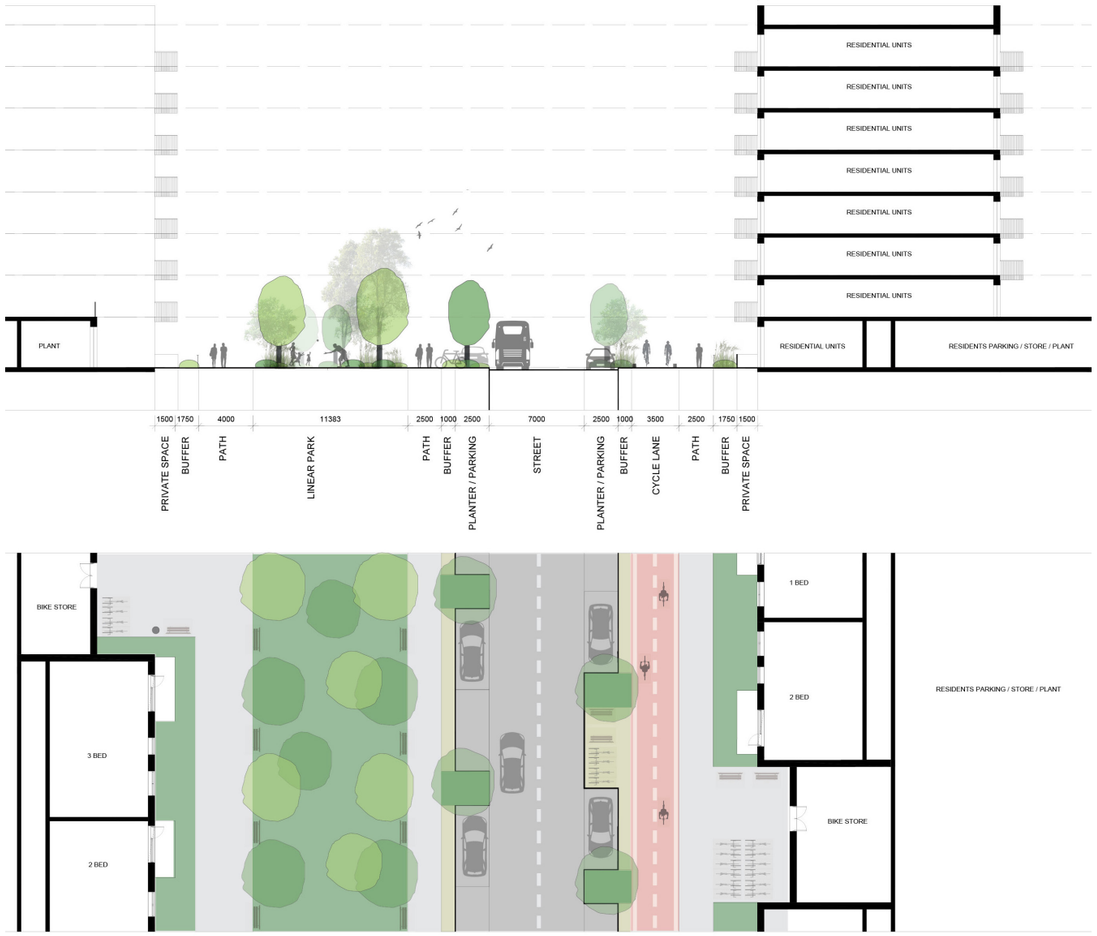
Having regard to the 2018 planning strategy for Clongriffin it is noted that there two remaining pocket parks to be delivered on the infill lands to comply with the 10% public open space requirement. Grant Park will be delivered as part of the blocks 5 and 6 which were recently granted permission (No. LRD6064/24-S3). The Railway Park as noted on the plan is proposed to be slightly relocated within the red line boundary to better align with the masterplan design.

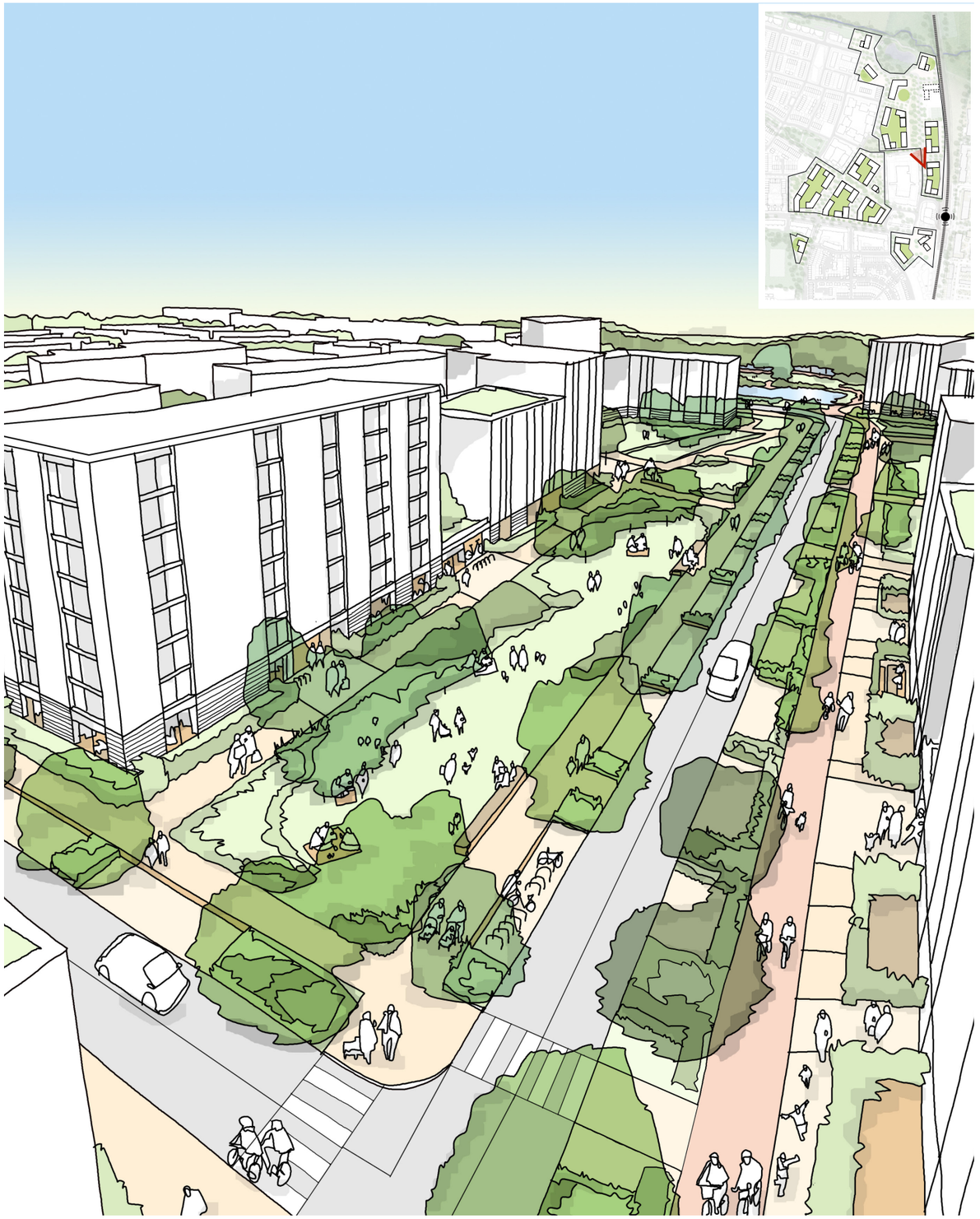
3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

7 I PUBLIC OPEN SPACES

The Parkway is one of the main arteries of the development framework, connecting the train station to the pond at the north of the site, extending the natural environment through the introduction of a linear park. The parkway include a dedicated cycle path and pedestrian links, focusing on sustainable mobility.





3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

8 I PRIVATE COURTYARD GARDENS
(COMMUNAL OPEN SPACE)

Clongriffin Development Framework includes for podium level gardens and courtyards, enhancing urban living with green, communal spaces.

- **Green Spaces for Residents:** the gardens offer a tranquil setting with landscaped greenery, providing residents a peaceful retreat from urban life.
- **Community-Oriented Design:** strategically designed to encourage social engagement among residents with seating areas, walking paths and play areas.
- **Sustainable Urban Living:** Incorporating green roofs and podium gardens helps reduce urban heat, improve air quality, and manage stormwater runoff.
- **Enhanced Aesthetic Appeal:** gardens and courtyards add visual appeal to the residential blocks, breaking up the architectural landscape with greenery and provides scenic views for the residents.



3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

9 I SUSTAINABILITY I INTRODUCTION

The sustainability strategy for the Clongriffin Framework aligns with the LDA Sustainable Development Strategy, HPI certification, and best practice guidelines. Stage 0 analysis, surveys, and reports shaped its direction, ensuring **reduced carbon emissions, enhanced biodiversity, efficient water management, and robust green infrastructure.**

This establishes Clongriffin as a model of sustainable urban design, prioritising environmental stewardship and community well-being, while progressing towards Home Performance Index certification and meeting the LDA's objectives.

The approach is summarised in the following pages and will be supplemented at Stage 1A to align with LDA Design Metrics Reporting Table, with priority focus on producing the first revision of the below reports:

- **Design Statement & supporting Cost Report KPI metrics**
- **Heating/ Energy Strategy**
- **Land Use & Sustainable Mobility Strategy**
- **Blue and Green Infrastructure Strategy including Biodiversity Net Gain assessment**
- **Circularity Report**
- **Stakeholder Engagement Plan**



3.0 Framework Strategy

3.4 Clongriffin Urban Design Principles

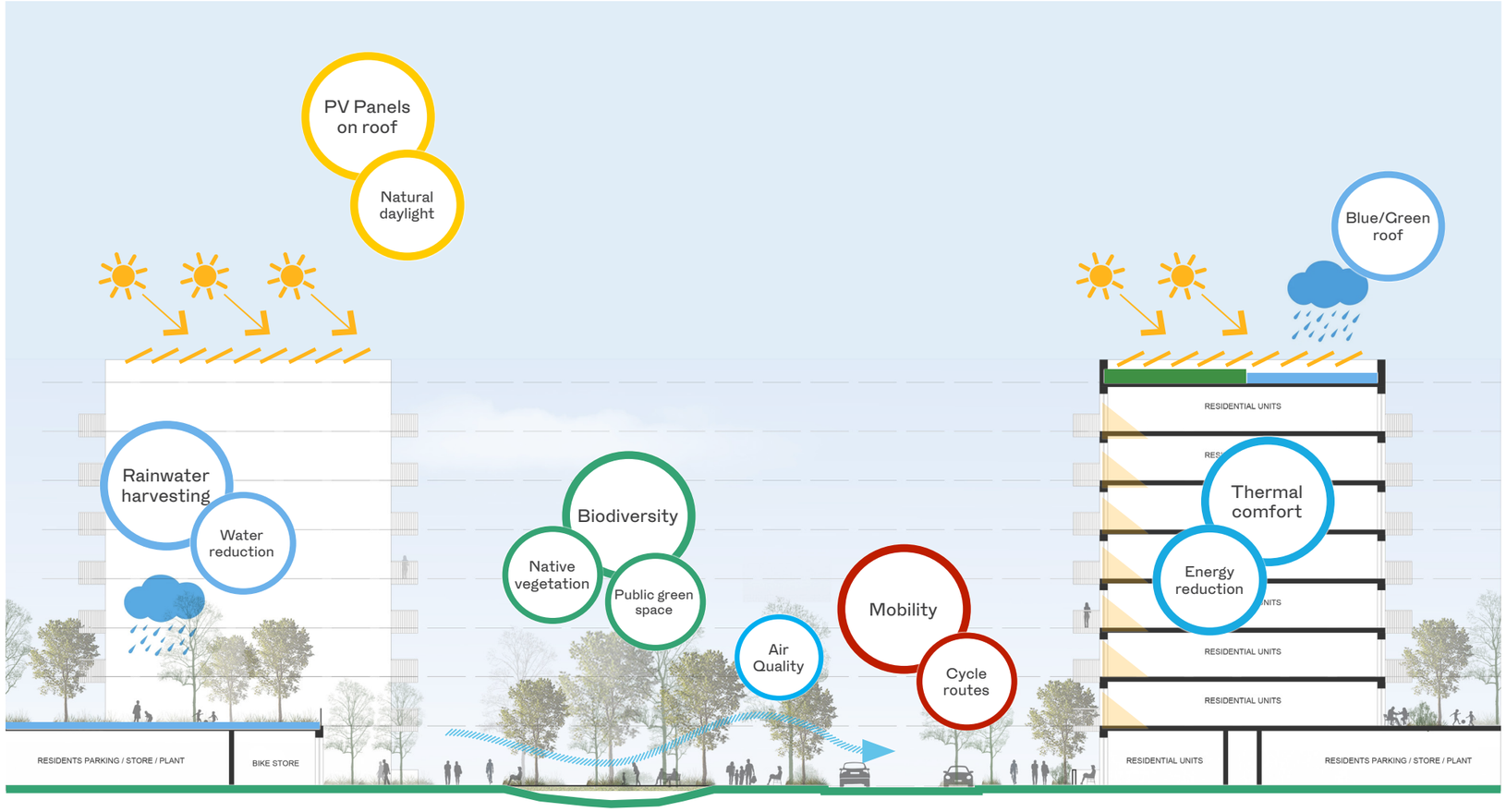
9 I SUSTAINABILITY I DESIGN STRATEGY

- **Reduce Carbon – Operational Energy**
- **Optimise Sustainable Land Use & Mobility**
- **Enhance Biodiversity & Climate Resilience**
- **Promote Water Stewardship**
- **Promote Circularity**
- **Support the Creation of Social Value**









3.0 Framework Strategy

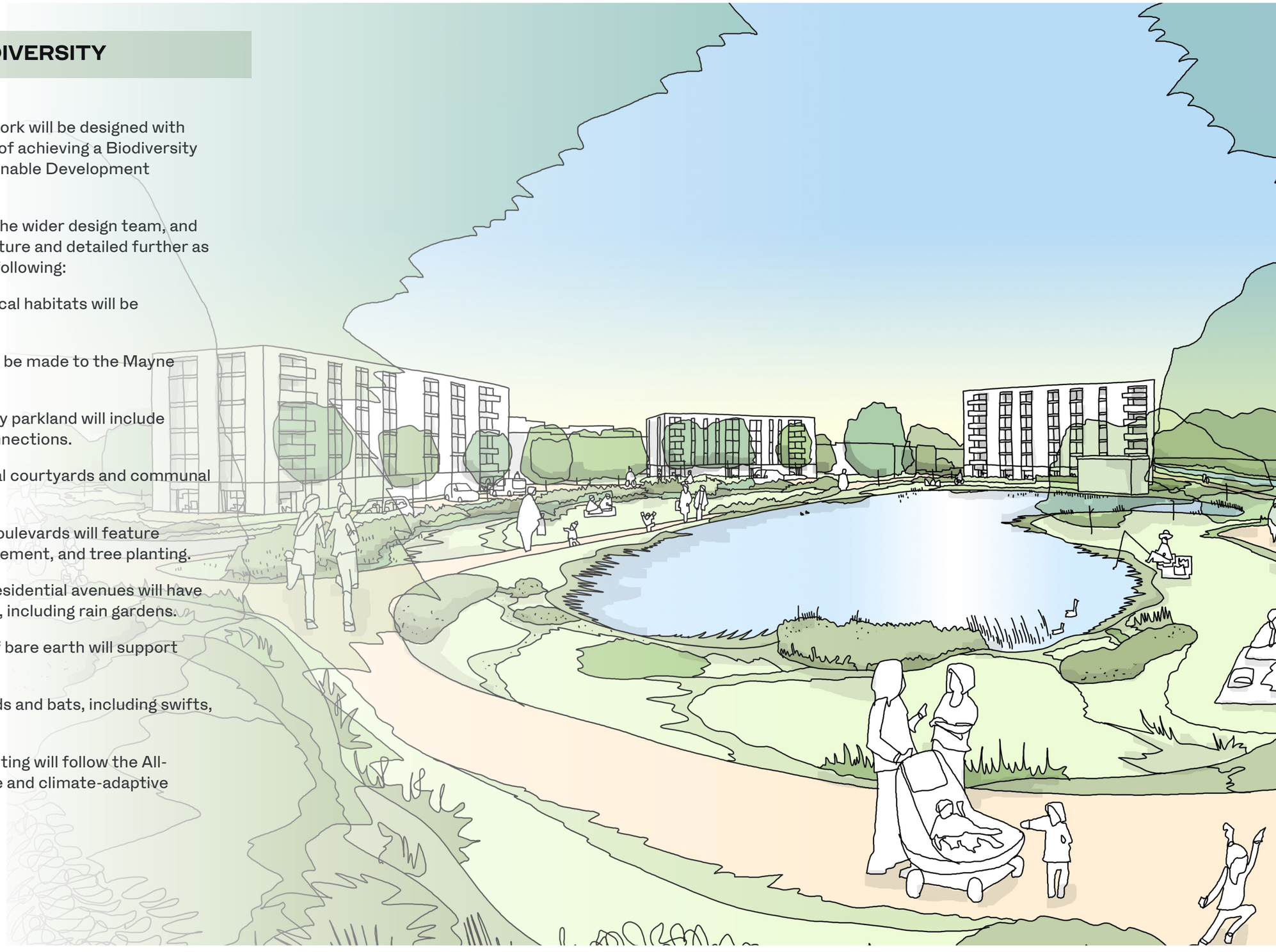
3.4 Clongriffin Urban Design Principles

9 I SUSTAINABILITY I BIODIVERSITY

The Clongriffin Development Framework will be designed with biodiversity as a priority with the goal of achieving a Biodiversity Net Gain, as set out in the LDA Sustainable Development Strategy.

These will be evolved in tandem with the wider design team, and especially the Blue / Green infrastructure and detailed further as the project develops, but include the following:

- **Habitat Preservation:** Valuable local habitats will be preserved and enhanced.
- **Ecological Links**: Connections will be made to the Mayne River corridor.
- **Diverse Open Spaces:** Community parkland will include biodiverse planting and habitat connections.
- **Biodiversity Hotspots**: Residential courtyards and communal spaces will promote biodiversity.
- **Green Streets:** Main street and boulevards will feature sustainable drainage, water management, and tree planting.
- **Tree and Planting on Avenues**: Residential avenues will have extensive tree and ground planting, including rain gardens.
- **Bare Earth for Habitats:** Areas of bare earth will support species like mining bees.
- **Wildlife Nesting:** Facilities for birds and bats, including swifts, will be provided.
- **Pollinator-Friendly Planting:** Planting will follow the All-Ireland Pollinator Plan, using native and climate-adaptive species.



3.0 Framework Strategy

3.5 Character Areas

The Clongriffin Development Framework seeks to create a strong sense of place that will support the creation and consolidation of both the existing and future community. The proposal establishes character areas according to their use, urban fabric, location, and function within the development to strategically plan a diverse and high-quality built environment.

The proposal includes five distinct neighbourhoods, each with its unique characteristics and functions:

Lake View Neighbourhood (Character Area A):

A lower-density residential area designed to blend with existing buildings and landscape, featuring a high-quality public realm with strong visual and physical links to natural amenities.

Urban Garden Neighbourhood (Character Area B):

A predominantly residential area centered around a spacious urban garden with internal podium. It features tree-lined avenues, park spaces and both podium and on-street parking to foster activity.

Railway Line Neighbourhood (Character Area C):

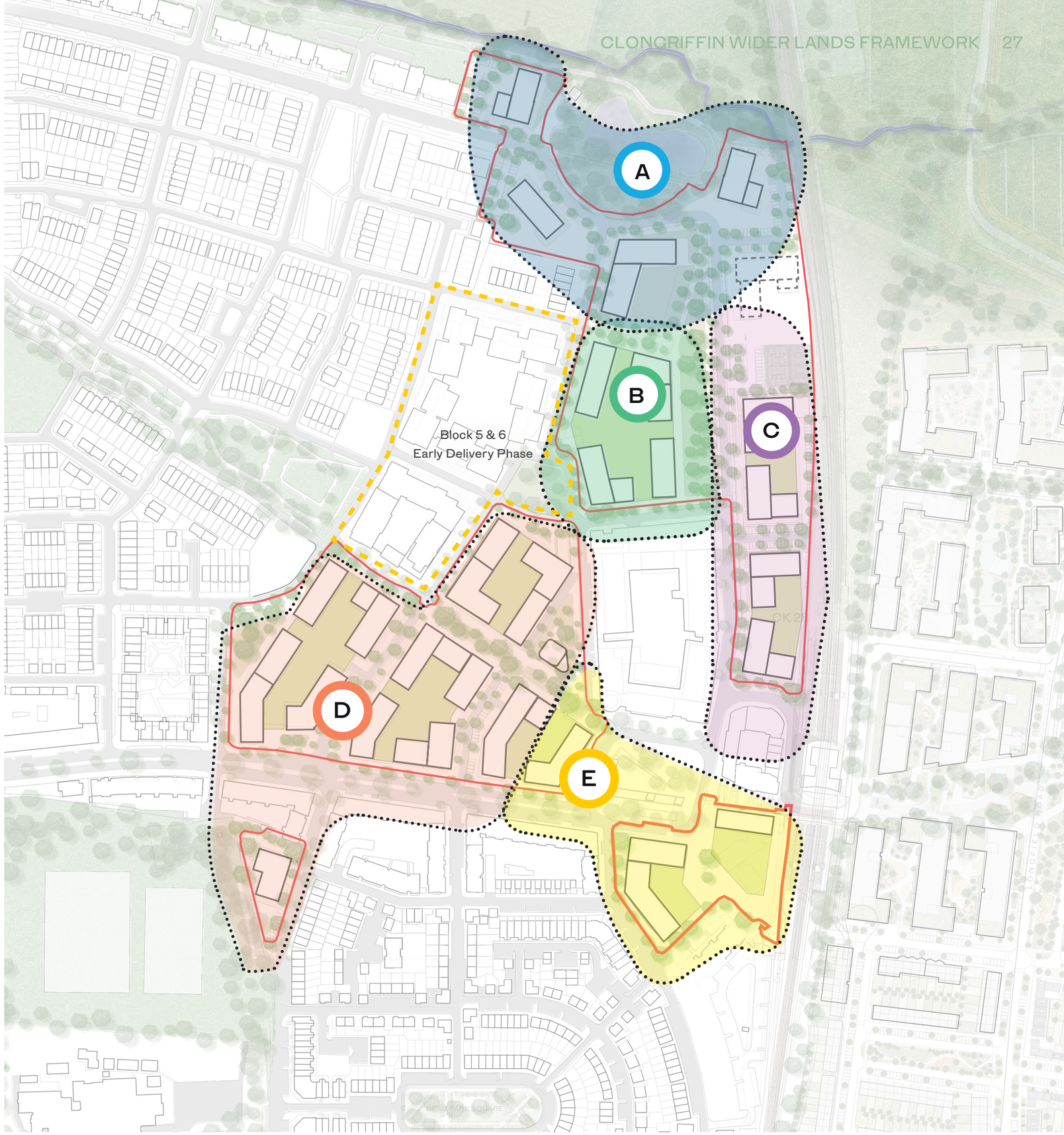
A higher-density area located near the railway, suitable for taller residential blocks. It offers excellent connectivity and features podium and on-street parking to maintain street-level activity.

Boulevard Neighbourhood (Character Area D):

A mixed-use, pedestrian-friendly area with commercial and community spaces at ground level along Main Street and Market Street, designed to support a range of daytime and nighttime activities.

Town Centre Neighbourhood (Character Area E):

The area around the existing station has the potential to become a hub with a vibrant mixed use of residential, community and commercial spaces supported by the enhanced mobility linkages.



3.0 Framework Strategy

3.6 Building Heights & Density

The residential blocks are strategically arranged in a north-south orientation to minimise the number of north-facing apartments, thereby maximising sunlight exposure and enhancing the quality of life for residents.

The design of the blocks follows the LDA's typical block typologies, featuring a regular and rational architectural language that promotes consistency, efficiency, and a cohesive urban aesthetic.

- Heights are concentrated around the town centre, main streets and green avenues.
- Heights have been reduced locally to enhance daylight in central communal courtyards.
- Blocks in more sensitive locations have been further scaled down to align contextually with the existing surroundings.



Subject Site Excluding Z15 Land

Proposed Units = c. 1,700 +

c. 170 UPH(gross)

The 10.08ha site excludes Z15 zoned lands for accurate UPH reporting. The red line depicts the developable residential area, proposing 1,751 units, excluding Z15 zones where residential development is not permitted.

3.0 Framework Strategy

3.7 Z15 Zoning Proposals

According to the Dublin City Development Plan 2022-2028, land zoned as Z15 is designated for

“Institutional and community uses.”

This zoning primarily caters to the creation of educational, recreational, community, health, and other institutional uses.

For the Clongriffin Master Plan, a detailed brief will need to be developed to outline potential future uses for the land, ensuring they align optimally with the overall development goals.

Below is a refined list of possible uses for Z15 zoned land:

- **Educational Facilities**
- **Health Facilities**
- **Community Uses**
- **Recreational Uses**
- **Religious Institutions**
- **Social and Care Facilities**
- **Ancillary Uses**

The zoning for the school site within the Z15 lands is being maintained in accordance with the Development Plan, with ongoing discussions with the Department of Education to align the site’s potential with their requirements. The BusConnects D3 route and existing services significantly influence the design of the overall masterplan, shaping accessibility, connectivity, and infrastructure. Their impact on the Z15 lands is a key consideration, ensuring the site is integrated into the broader framework and prepared for future development.





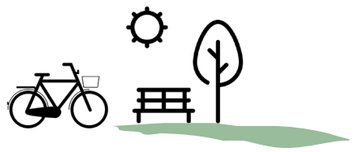




3.0 Framework Strategy

3.8 Mobility and Civils Strategy

In the Clongriffin masterplan, bicycle and car parking are thoughtfully integrated to promote sustainable living and enhance the urban environment.



Bicycle Parking:

Secure bicycle parking is primarily provided in podium spaces within residential buildings, accommodating standard and cargo bikes for families and goods transport. Visitor parking is strategically integrated into the public realm with landscaping and seating, enhancing functionality and the visual quality of public areas.

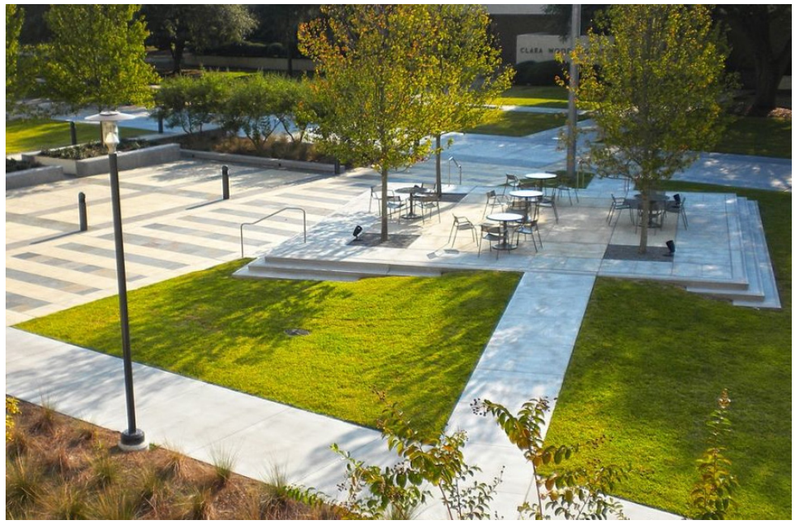


Car Parking:

Car parking is minimised to reduce vehicle reliance and align with sustainability goals. It is located in podiums under residential buildings for convenience while maintaining a clean streetscape. Accessible spaces are included for those with mobility impairments, and on-street parking is carefully managed to avoid dominating streetscapes, supporting a shift towards greener, more active transport options.











3.0 Framework Strategy

3.9 Summary of Improvements

This detailed comparison between the granted masterplan and the revised framework for Clongriffin highlights key improvements and forward-thinking strategies. The revised framework demonstrates a more holistic and adaptive approach, particularly in terms of connectivity, housing diversity, and sustainability.

Connectivity:

The enhanced integration with the train station, bus routes and key transport routes underscores the importance of making the area more accessible to Dublin city centre, the airport, and the M50, supporting both current and future needs.

Housing Typology and Tenure:

By offering a wider variety of housing types and tenures, including options for affordable and social housing, the revised framework fosters a more inclusive community. This adaptability allows for accommodation of different household sizes and income levels, which is essential for long-term sustainability.

Community and Social Infrastructure:

The focus on creating flexible spaces in the new framework reflects an understanding of the evolving nature of community needs. Phased development ensures that these spaces can be adapted as the population grows and changes.

Public Realm Design:

The emphasis on pedestrian and cyclist friendly environments and encouraging social interaction shows a clear strategy for creating a vibrant, livable community. The redesigned public realm provides spaces that encourage residents of all ages to connect, promoting a strong sense of place.

Retail and Local Services:

With a broader approach to meeting future demands, the revised plan ensures that the area will be better equipped to serve its population. This focus on reviewing the existing and future demands for retail and local services will contribute to making Clongriffin a more self-sufficient and thriving neighborhood.

Sustainability:

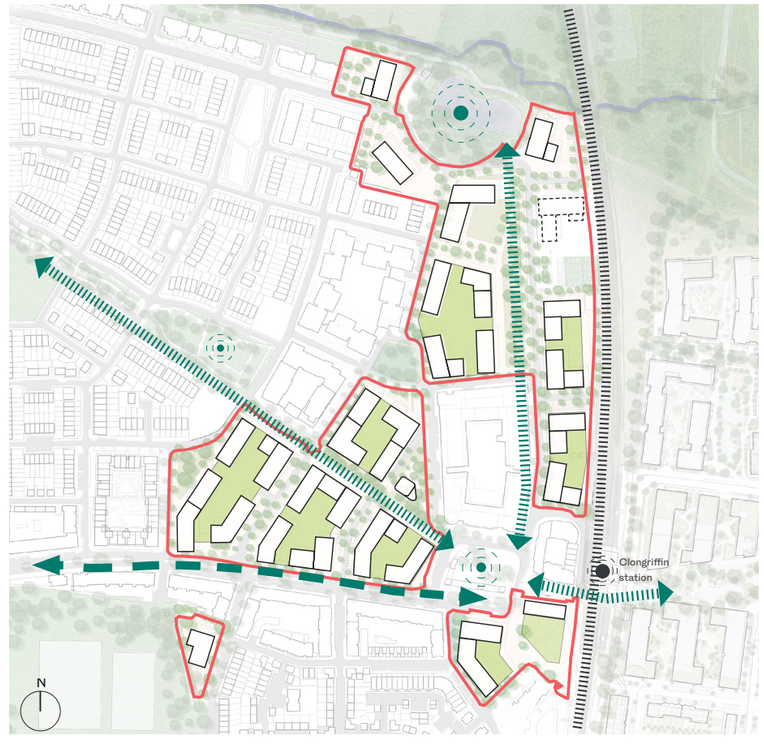
The stronger emphasis on sustainability is a key improvement, incorporating green infrastructure and eco-friendly transportation options. This focus on environmental resilience is crucial for addressing long-term challenges and promoting a healthier urban environment.

Phased Development:

A flexible, phased approach allows for continuous growth and responsiveness to changes in demographics and community needs. This adaptability is essential for the long-term success and relevance of the masterplan.



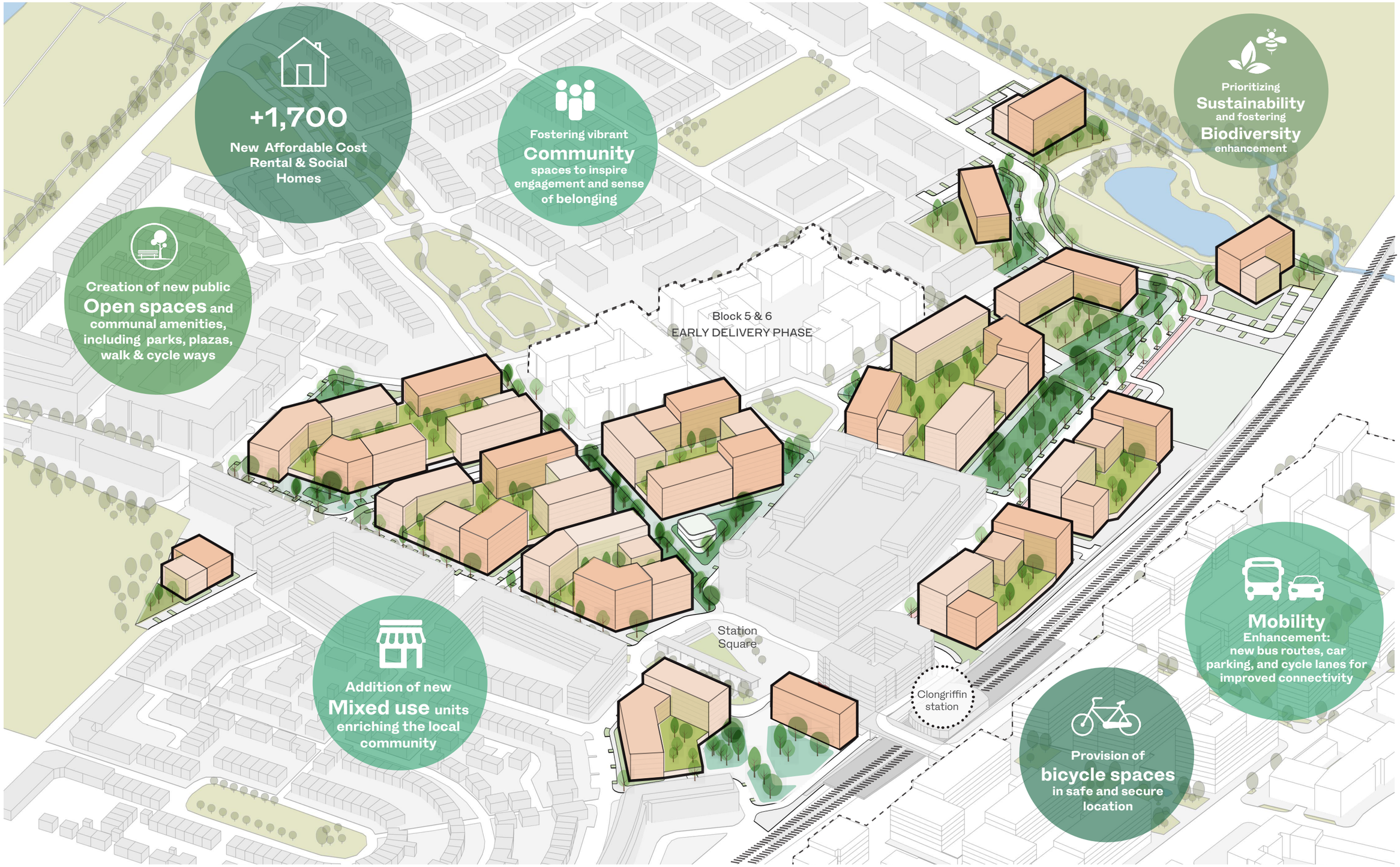
Clongriffin Previous Planning Applications - Consented masterplan



Clongriffin Development framework - Proposed masterplan

3.0 Framework Strategy

3.10 Framework Vision



3.0 Framework Strategy

3.11 Stakeholder Engagement

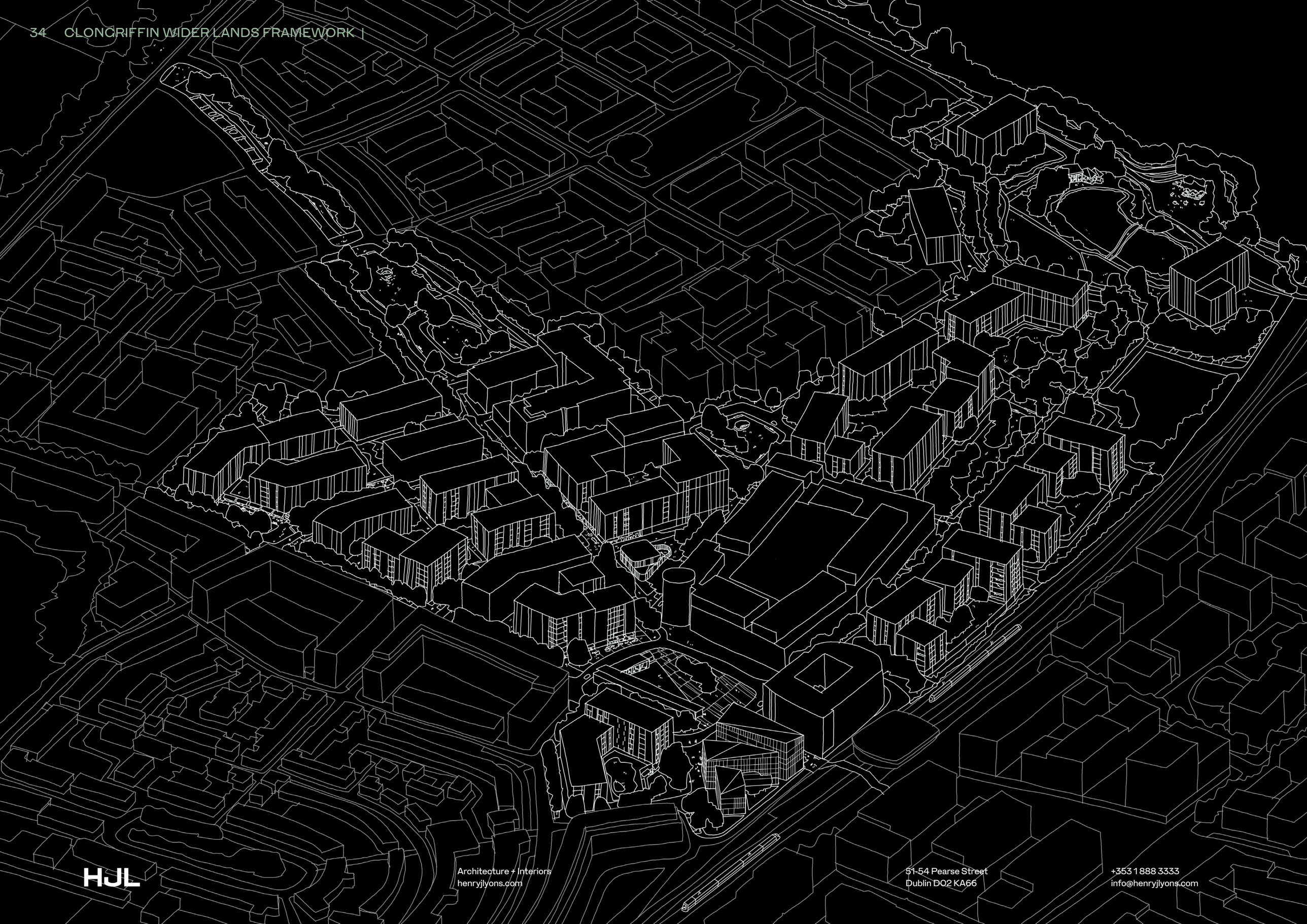
Stakeholder engagement is crucial to the Clongriffin masterplan, ensuring the development aligns with the needs of the local community and broader environmental goals. Involving stakeholders—such as residents, businesses, community groups, government bodies, and environmental organisations—provides essential insights that help shape the planning and design process:

It is vital to maintain ongoing engagement as the design progresses, ensuring the masterplan remains flexible and adaptable to changing needs. This continuous dialogue encourages innovative ideas and community-led initiatives, enhancing the quality of life for all who live, work, and visit Clongriffin. By reflecting local character and values, stakeholder engagement fosters a strong community identity and social cohesion.

In terms of design stakeholders, the following engagement has taken place:

- **ESB** - MV Infrastructure, wayleaves, indicative load calculation, future connection applications
- **NTA** - Bus Connects D3 route, future modelling of public transport in the region.
- **Uisce Eireann** - Build over agreements, trunk drains, wayleaves, existing assets.
- **GNI** - infrastructure for commercial use.





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